



Offers over: £475,000
7 Elsons Mews, Welwyn Garden City,
Hertfordshire, AL7 1FP

Situated within a private cul-de-sac in a popular residential area of Welwyn Garden City, offered chain free, this beautifully maintained four-bedroom family home offers spacious and versatile accommodation arranged across three floors. Thoughtfully cared for by the current owners, the property combines modern family living with an enviable location close to excellent schooling, open green spaces and everyday amenities.

Stepping inside, you are welcomed by a bright entrance hall with a convenient ground floor cloakroom. The spacious kitchen/dining room forms the heart of the home, providing an excellent space for everyday family life as well as entertaining. Double doors open directly onto the rear garden, allowing the living space to flow seamlessly outdoors during the warmer months. The ground floor also benefits from an integral garage, together with a private driveway providing off-road parking.

The first floor is centred around a bright and airy reception room, filled with natural light and opening onto a private balcony. A well-proportioned bedroom also occupies this floor and benefits from an en-suite.

The second floor provides three further generous bedrooms, including the principal suite with its own en-suite, while a contemporary family bathroom serves the remaining accommodation.

Outside, the private rear garden offers a lovely setting for children to play, summer entertaining or simply unwinding at the end of the day. The quiet cul-de-sac position creates a welcoming environment with very little passing traffic.

Perfectly positioned for family life, the property is within easy reach of highly regarded local schooling, a range of shops and leisure facilities, while Moneyhole Playing Fields are just a short walk away. Welwyn Garden City town centre and the mainline railway station are also easily accessible, providing direct services into London and making this an excellent choice for commuters as well as families.

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate all images are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







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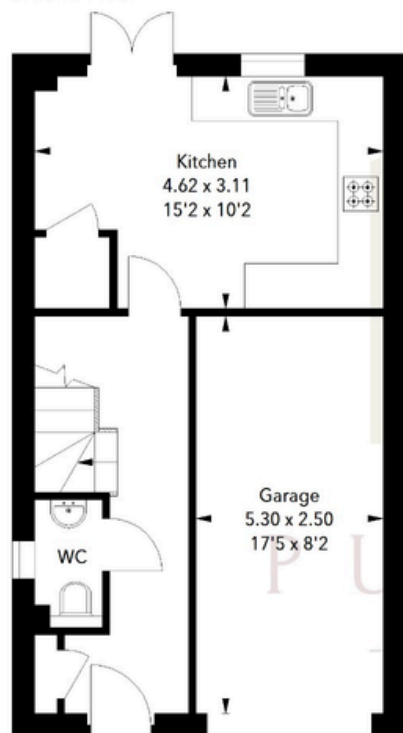


Elsons Mews, AL7

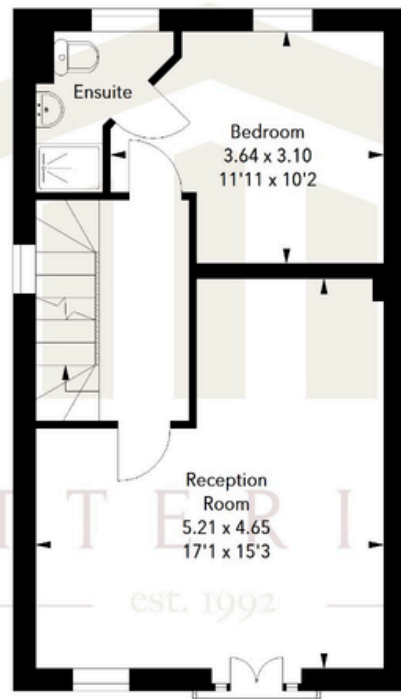
Approximate Area = 119.10 sq m / 1282 sq ft
(Including Garage)

Garage Area = 13.28 sq m / 143 sq ft

Ground Floor



First Floor



Second Floor

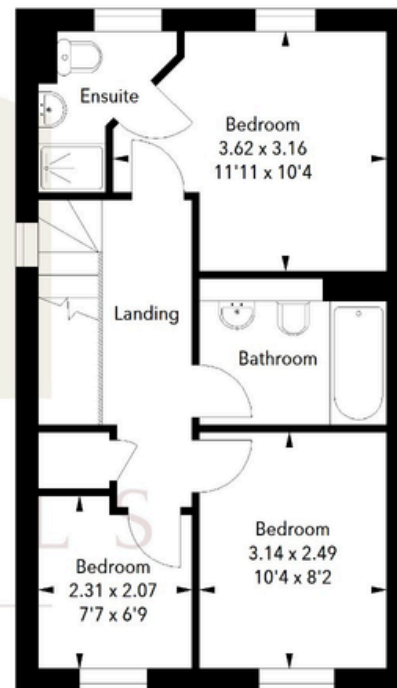


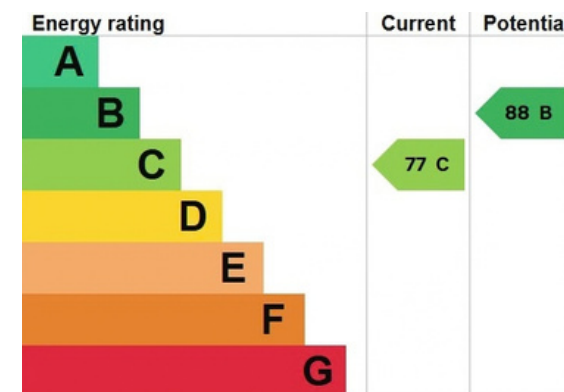
Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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